

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, September 1, 2020

5:30 PM

Work Session - 5:30 PM; Public Hearing - 7:00 PM

Electronic Public Hearing

Planning Commission

The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.

The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.

SIGN UP TO SPEAK - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

SEND A MESSAGE - Send a message to the Planning Commission regarding items on this docket to PlanComm@alexandriava.gov.

Public Participation

Due to the COVID-19 Pandemic emergency, the September 1, 2020 meeting of the Planning Commission and the September 12, 2020 meeting of the City Council are being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of the respective public bodies and staff are participating from remote locations through Zoom Webinar. These meetings are being held electronically, unless a determination is made that it is safe enough for the meetings to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. The meetings can be accessed by the public through: Zoom hyperlink (below), broadcasted live on the government channel 70, and streaming on the City's website.

Planning Commission (Work Session & Public Hearing):

The Webinar will open at 5:00 PM to allow individuals to join, while the Work Session will begin at 5:30 PM. The Planning Commission hearing will begin at approximately 7:00 PM.

URL: https://zoom.us/webinar/register/WN_wTl6B7wFSyOr924N8ihwPA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 968 6503 0043

Password: 598835

City Council:

URL: https://zoom.us/webinar/register/WN_wFMTDnUHT22ysjpnAJAQ

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 975 9178 4491

Password: 348732

Public comment will be received at the meeting. The public may submit comments in advance to Planning & Zoning staff at PlanComm@alexandriava.gov for the

Planning Commission hearing, to the City Clerk at Gloria.Sitton@alexandriava.gov for the City Council hearing, or make public comments through the conference call on the day of either hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Jackie Cato at Jackie.Cato@alexandriava.gov or 703.746.3810, Virginia Relay 711. For reasonable disability accommodation for the City Council hearing, please call the City Clerk and Clerk of Council's Office at 703.746.4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

Work Session

The Planning Commission will hold a Work Session prior to the Public Hearing to discuss the following items:

- a) Inclusionary Zoning;
- b) North Potomac Yard Environmental Sustainability Master Plan (NPY ESMP); and
- c) Public Comment

The session will begin at 5:30 PM and go until approximately 7:00 PM.

- Attachments:**
- [a\) Housing Contribution Policy & Inclusionary Zoning Presentation](#)
 - [b\) NPY ESMP Additional Materials](#)
 - [b\) NPY ESMP Presentation](#)

1 Call To Order

The Planning Commission meeting was called to order at 7:03 p.m. All members were present at the call to order (Vice Chair Maria Wasowski resigned from the Planning Commission prior to the September 1, 2020 Planning Commission Public Hearing).

2 Election of Planning Commission Officer for Vice Chair

The Planning Commission elected Melissa McMahon as Vice Chair for a term ending in March 2021.

Consent Calendar

- 3** Special Use Permit #2019-00107
300 King Street (Parcel Address: 302 King Street) - Kisso Asian Bistro

Public Hearing and consideration of a request for a Special Use Permit to increase the hours of operation and to add delivery vehicles at an existing grandfathered restaurant; zoned: KR/King Street Urban Retail.

Applicant: Ren Yong Cai

Attachments: [SUP2019-00107 Staff Report](#)
 [SUP2019-00107 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-00107, as submitted. The motion carried on a vote of 6-0.

4

Special Use Permit #2020-00039

2050 Ballenger Avenue-Catholic University of America

Public Hearing and consideration of a request for a Special Use Permit for a private academic school; zoned: CDD#1/Coordinated Development District #1.

Applicant: The Catholic University of America, represented by David S. Houston, agent

Attachments: [SUP2020-00039 Staff Report](#)
 [SUP2020-00039 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00039, as submitted. The motion carried on a vote of 6-0.

5

Encroachment #2020-00003

1217 Colonial Avenue - Residential Encroachment

Public Hearing and consideration of a request for an Encroachment into the public right-of-way on Colonial Avenue for a retaining wall; zoned: RB/Townhouse.

Applicant: John D. Bullington, represented by Minturn Wright, attorney

Attachments: [ENC2020-00003 Staff Report](#)
 [ENC2020-00003 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2020-00003, as submitted. The motion carried on a vote of 6-0.

6

Zoning Text Amendment #2020-00005

Zoning Ordinance Practical Updates

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 1-700 to add to the list of zones the RMF Zone; to amend definitions for floor area (Section 2-145(A) (11) and (12)), medical care facilities (Section 2-174) and townhouse dwelling and

two-family dwelling (Sections 2-138 and 2-140); to amend the RB and RM zone grandfathering provisions (Section 3-707(B) and 3-1108 (B)); to amend Section 3-1406 to add the effective date of the ordinance; to allow open porches meeting specific criteria in required side yards (Sections 7-202 and 11-302); to add Section 7-202(E) to allow fences taller than 6 feet between residential properties and certain other uses; to clarify provisions regarding fences on corner lots (Sections 7-1700, 7-1701 and 7-1702); to add Section 7-2600 to limit the percentage of a window that may be blocked by art, signs or other materials; to amend Section 11-804 to remove reference to a repealed law; to amend various provisions related to the Board of Zoning Appeals to comply with the Code of Virginia (Sections 11-1008, 11-1103, 11-1104, and 11-1207); to amend Section 12-101(B)(3) to expand the applicability of the residential reversion criteria; to amend Section 12-102(D) to correctly reference the KR zone and apply residential reuse to specific blocks along King Street.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2020-00005 Staff Report](#)
 [ZTA2020-00005 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2020-00005. The motion carried on a vote of 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00005, as amended. The motion carried on a vote of 6-0.

7

Development Site Plan #2019-00031

110 and 150 Callahan Drive - VRE Pedestrian Accessibility Improvements at Alexandria Union Station

Public Hearing and consideration of a request for a Development Site Plan with modification to the crown coverage requirement for platform improvements and two elevators; zoned: UT/Utilities and Transportation

Applicant: Virginia Railway Express

Attachments: [DSP2019-00031 Staff Report](#)
 [DSP2019-00031 Site Plan](#)
 [DSP2019-00031 Presentation](#)
 [DSP2019-00031 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to approve Development Site Plan #2019-00031, as submitted. The motion carried on a vote of 5-0, with Chair Macek recusing himself.

- 8 Development Site Plan #2020-00005
318 South Whiting Street (Parcel Address: 296 South Whiting Street) - Alexandria Station Clubhouse
Public Hearing and consideration of a request to construct an approximately 5,000 square foot clubhouse (amending SIT65-50); zoned: RCX/Medium Density Apartment.
Applicant: Avanath Alexandria Station, LLC, represented by Duncan W. Blair, attorney

Attachments: [DSP2020-00005 Staff Report](#)
 [DSP2020-00005 Site Plan](#)
 [DSP2020-00005 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2020-00005, as submitted. The motion carried on a vote of 6-0.

New Business

- 9 Zoning Text Amendment #2019-00007
Increased Density for Public School Sites
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 7-2100 to allow for an increase in density for public school use.
Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2019-00007 Staff Report](#)
 [ZTA2019-00007 Additional Materials](#)
 [ZTA2019-00007 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2019-00007. The motion carried on a vote of 5-1, with Commissioner Brown voting against.

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2019-00007, as amended. The motion carried on a vote of 6-0.

- 10 Development Special Use Permit #2020-00010
Rezoning #2020-00002
1009, 1101,1201 & 1203 Janney's Lane and 1099 Francis Hammond Parkway - Douglas MacArthur Elementary School
Public Hearing and consideration of requests for: (A) an amendment to the official zoning map to change the POS/Public open space and community recreation zone

portion to R-8/Single-family zone at 1101 Janney’s Lane, change the R-20/Single-family zone to R-8/Single-family zone at 1201 and 1203 Janney’s Lane, and change the R-8/Single-family zone portion to POS/Public open space and community recreation zone at 1099 Francis Hammond Parkway; and (B) a Development Special Use Permit and site plan to demolish the existing building and construct a new public school, including Special Use Permits for an increase in floor area and height pursuant to Section 7-2100 of the Zoning Ordinance (if Text Amendment #2019-00007 is approved), to exceed the maximum parking requirement, an indoor and outdoor recreation facility and community center use, and modifications to the front and rear yard setbacks; zoned: R-8/Single-family, R-20/Single-family, and POS/Public Open Space and Community Recreation. Applicants: Alexandria City Public Schools and City of Alexandria

- Attachments:** [DSUP2020-00010 Staff Report](#)
 [DSUP2020-00010 Site Plan](#)
 [DSUP2020-00010 Additional Materials](#)
 [DSUP2020-00010 Presentation](#)

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Rezoning #2020-00002, as submitted. The motion carried on a vote of 6-0.

On a motion by Commissioner Koenig, seconded by Commissioner Brown the Planning Commission voted to recommend approval of Development Special Use Permit #2020-00010, as amended. The motion carried on a vote of 6-0.

11

Special Use Permit #2020-00045
 3410 Mount Vernon Avenue (Parcel Address: 3408 Mount Vernon Avenue) - Hops ‘N Shine
 Public Hearing and consideration of a request for a Special Use Permit for outdoor live entertainment; increase in indoor and outdoor seats; increase in hours of indoor and outdoor hours of operation; an outdoor bar, outdoor cooking and outdoor games; and delivery vehicles for an existing restaurant (amending SUP #2017-0091); zoned: CG/Commercial General.
 Applicant: Abe Hadjiesmaeiloo

- Attachments:** [SUP2020-00045 Staff Report](#)
 [SUP2020-00045 Additional Materials](#)
 [SUP2020-00045 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00045, as submitted. The motion carried on a vote of 6-0.

12

Please Note: this item has been moved to the 5:30 PM Work Session

Informational Item: Presentation of Housing Contributions Work Group
Recommendations

Staff: City of Alexandria, Office of Housing

The Informational Item "Presentation on Housing Contributions" was moved from the Regular Docket to the 5:30 p.m. Work Session.

13

Vacation #2019-00002

2 East Mason Avenue - Vacation

Public Hearing and consideration of a request to vacate a portion of the public right-of-way adjacent to 2 East Mason Avenue and along Commonwealth Avenue to add area to a residential side yard for a fence; zoned: RB/Townhouse.

Applicants: Elizabeth and Jesse Jardim

Attachments: [VAC2019-00002 Staff Report](#)
 [VAC2019-00002 Presentation](#)
 [VAC2019-00002 Additional Materials](#)

On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Vacation #2019-00002, as submitted. The motion carried on a vote of 5-1, with Chair Macek voting against.

14

Zoning Text Amendment #2020-00003

Small Business Practical Updates

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections in Articles II - VIII, XI and XII to amend commercial use definitions, commercial use conditions and home occupation requirements and to change certain uses from requiring Special Use Permits and Administrative Use Permits to either Administrative Special Use Permits or permitted uses.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2020-00003 Staff Report](#)
 [ZTA2020-00003 Additional Materials](#)
 [ZTA2020-00003 Presentation](#)

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2020-00003. The motion carried on a vote of 6-0.

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00003, as submitted. The motion carried on a vote of 6-0.

15

Development Special Use Permit #2019-00033

Special Use Permit #2020-00036
 116 South Henry Street - GCP Henry Street
 Public Hearing and consideration of a request for (A) a Development Special Use Permit and site plan with modifications to construct a 16-unit mixed-use retail/residential building with ground floor commercial uses facing South Henry Street, a three-unit multi-family residential building facing South Patrick Street and a 142-space automated parking garage, including special use permits for motor vehicle parking or storage for more than 20 vehicles for the six-story automated parking structure, to increase the number of dwellings per acre to no more than 54.45, to exceed the maximum parking requirement, and for a loading space reduction to allow reduced loading space ceiling height and modifications for open space, setbacks, crown coverage and street tree requirements; and (B) a Special Use Permit for a restaurant; zoned: CD/Commercial Downtown.
 Applicant: Galena Capital Partners, represented by Mary Catherine Gibbs, attorney

- Attachments:** [DSUP2019-00033 Staff Report](#)
 [DSUP2019-00033 Site Plan](#)
 [DSUP2019-00033 Additional Materials](#)
 [DSUP2019-00033 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-00033 and Special Use Permit #2020-00036, as amended. The motion carried on a vote of 5-0, with Commissioner Lyle recusing herself.

16

Development Special Use Permit #2019-00032
 Special Use Permit #2020-00033
 Transportation Management Plan Special Use Permit #2020-00034
 912, 916 and 920 King Street - GCP King Street
 Public Hearing and consideration of a request for (a) a Development Special Use Permit and site plan with modifications to construct a 30-unit multifamily building with ground-floor commercial uses, including Special Use Permits to increase the floor area ratio to 2.5 in the KR zone, a parking reduction to provide all required parking spaces in the garage at 116 South Henry Street and a loading reduction to allow for reduced loading space ceiling height; (b) a Special Use Permit for a restaurant; and (c) a Special Use Permit for a Transportation Management Plan; zoned: KR/King Street Urban Retail.
 Applicant: Galena Capital Partners, represented by Mary Catherine Gibbs, attorney

- Attachments:** [DSUP2019-00032 Staff Report](#)
- [DSUP2019-00032 Site Plan](#)
- [DSUP2019-00032 Additional Materials](#)
- [DSUP2019-00032 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-00032, Special Use Permit #2020-00033, and Transportation Management Plan Special Use Permit #2020-00034, as amended. The motion carried on a vote of 5-0, with Commissioner Lyle recusing herself.

17 The applicant has requested a deferral for this item.

Encroachment #2019-00004
 5601 Courtney Avenue - Virginia Paving Company Encroachment
 Public Hearing and consideration of a request for various Encroachments into the public right-of-way on Courtney Avenue; zoned: I/ Industrial.
 Applicant: Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney

- Attachments:** [ENC2019-00004 Application Materials](#)

On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to defer Encroachment #2019-00004. The motion carried on a vote of 6-0.

Other Business

18 Commissioner’s Reports, Comments & Questions

Minutes

19 Consideration of the minutes from the June 25, 2020 Planning Commission meeting.

- Attachments:** [June 25, 2020 Minutes](#)

The Planning Commission will consider the June 25, 2020 Minutes at its next in-person Public Hearing.

20 **Adjournment**

The Planning Commission meeting was adjourned at 12:55 a.m.

21 **Administrative Approvals**

Special Use Permit #2020-00005
 1669 North Quaker Lane
 Administrative Special Use Permit request for a minor amendment to allow for

additional seating in a restaurant; zoned: CL/Commercial Low.

Current Business Name: May Island Restaurant

Applicant: Wen Zheng

Planner: Ann Horowitz

Status: Approved 7/17/2020

Special Use Permit #2020-00015

4938 B-C Eisenhower Avenue

Administrative Special Use Permit request for a Change of Ownership of a light auto repair establishment; zoned: OCM(100)/Office Commercial Medium (100).

Current Business Name: Van Dorn Auto Repair

Applicant: Sachindra Desaram

Planner: Kaliah Lewis

Status: Approved 7/14/2020

Special Use Permit #2020-00018

2320 Richmond Highway

Administrative Special Use Permit request for a change of ownership of an Automobile Service Station with Convenience Store and Restaurant; zoned: CDD #24/Coordinated Development District #24.

Applicant: SAS Concepts Inc

Planner: Anna Kohlbrenner

Status: Approved 7/14/2020

Special Use Permit #2020-00035

3021 Colvin Street

Administrative Special Use Permit request for a Change of Ownership of General Automobile Repair and Automobile Sales; zoned: I/Industrial.

Proposed Business Name: Kera Auto Care

Applicant: Tamrat Gobena

Planner: Ray Roakes

Status: Approved 7/10/2020

Special Use Permit #2020-00041

26 Dove Street

Administrative Special Use Permit request for a Change of Ownership of an automobile sales and repair establishment; zoned: OCM (50)/Office Commercial

Medium (50).

Current Business Name: M&B Auto Sales LLC

Applicant: Hamid Yasini

Planner: Anna Kohlbrenner

Status: Approved 7/29/2020

Special Use Permit #2020-00046

4721A Eisenhower Avenue

Administrative Special Use Permit request for a New Use for a light assembly, service, and craft establishment; zoned: OCM(100)/Office Commercial Medium (100).

Proposed Business Name: SecuControl, Inc.

Applicant: SecuControl, Inc.

Planner: Ray Roakes

Status: Approved 8/14/2020

For reasonable disability accommodation, contact jackie.cato@alexandriava.gov or (703) 746-3810, Virginia Relay 711.

If it is determined by the Chair that weather or other conditions are such that it is hazardous for members to attend the meeting or if the work of the Planning Commission cannot be completed, the meeting will be continued on the first Thursday that is not a legal holiday. If the first Thursday is a legal holiday, then the hearing will be continued to the next Tuesday that is not a legal holiday